



THE HARLEQUIN BUILDING SE1

2ND AND 3RD FLOOR FITTED OFFICE SPACE TO LET
7,302 SQ.FT (678 SQM) | 7,289 SQ.FT (677 SQM)



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INTRODUCTION

The office accommodation is located on the 2nd and 3rd floors and is of high quality Grade A space.

It includes fully accessible raised floors and a chilled beam air conditioning system throughout.

The accommodation is available with vacant possession by way of an assignment of the lease until October 2023, contracted outside of the Landlord & Tenant Act 1954.

The floors are fitted out and benefit from;

- ✓ Open plan layout
- ✓ Demised kitchenette
- ✓ Breakout area
- ✓ 6 x meeting rooms
- ✓ 1 x boardroom

FLOOR	SQ.FT	SQM	PASSING RENT (PER SQ.FT)
2nd	7,302	678	£53.40
3rd	7,289	677	£54.00



LG7
lighting



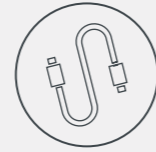
FIT-OUT
high quality



KITCHENETTE
onsite



FULLY
accessible raised floor



CABLING
in situ



AIR CONDITIONING
onsite



SHOWERS
onsite



BIKE RACKS
secure storage



LOCATION

The Harlequin Building is located on the crossroads of Southwark Street and Great Guildford Street, in the highly desirable area of Bankside. It is within short walking distances of Waterloo (Bakerloo, Jubilee, Northern, Waterloo & City Underground lines / South West National Rail), Southwark (Jubilee) and London Bridge (Jubilee and Northern Underground lines / South East Overground) Stations.

The attractions and amenities of Borough Market, More London and Bermondsey Street are also just a few minutes' walk from the building.

TERMS

Lease: Available by way of a sub-lease expiring September 2023.

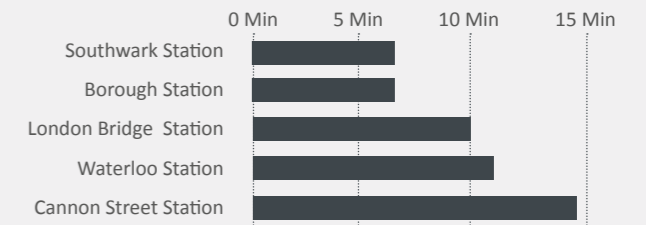
Quoting Rent	2nd Floor £45.00 per SQ.FT 3rd Floor £45.00 per SQ.FT
Building Rates	£19.75 per SQ.FT
Service Charge	£10.49 per SQ.FT

Security of Tenure: Set outside sections 24-28 of the Landlord & Tenant Act 1954 Part II.

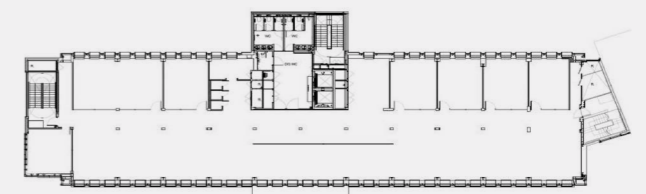
EPC

Rating: B

WALKING DISTANCES



CURRENT LAYOUT*



*Floor plan not to scale



MISREPRESENTATION ACT
These details are for general guidance only and are not intended to form an offer or part of an offer. All details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. SUBJECT TO CONTRACT



Clockwise from left: Kitchen and break area, main office space, private work booths

CONTACT

Viewings strictly by appointment with the joint letting agents, DeVono & Union Street Partners.

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